Bill Garrett Davidson County
Batch# 40166 DEEDWARR
12/21/2017 09:56:26 AM 2 pgs
Fees: $13.00 Taxes: $407.00
20171221-0129945

This instrument prepared by:
Martha Brooke Perry, Atty.
Balthrop, Perry, Noe, & Newcomb
An Association of Attorneys
102 Boyd St., P. O. Box 82
Ashland City, TN 37015

Cook Family Properties, G.P.

TO: Leigh Ann Cook

6611 Harpeth Bend Ct.
Pegram, TN 37143

MAP & PARCEL:
142-07-0D-228.00

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Cook Family Properties, G.P., Grantor herein; has bargained and sold and by these presents does convey unto Leigh Ann Cook, unmarried, Grantee herein, her heirs, successors and assigns, the following described property:

> Land in Davidson County, Tennessee, being Unit No. 228, as shown on the map entitled the Plan of Wynbrook Condominiums, of in record in Exhibit "A" to the Master Deed of record in Book 7285, page 920, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> BEING the same property conveyed to Cook Family Properties, G.P., a Tennessee General Partnership, from Eugene R. Flathmann and wife, Cindy Flathmann, and Ronald A. Kemp and Phyllis E. Kemp by deed dated June 6, 2013, and recorded June 12, 2013 of record as Instrument No. 20130612-0060054, Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to the lien of 2018 Davidson County property taxes, payment of which is assumed by grantee herein. This conveyance is also subject to all setbacks, easements, restrictions and other encumbrances as shown on the plat of record for Wynbrooke Subdivision of record in Book 7900, page 177, said Register's Office; all setbacks, easements, restrictions and other matters as shown in the Master Deed establishing Wynbrook Condominiums of record in Book 7285, page 918, and as amended in Book 7507, page 271 and Instrument No. 20070604-0066335, said Register's Office; Bylaws for Wynbrook Condominiums as set out in the Master Deed establishing Wynbrook Condominiums of record in Book 7285, page 918, and as amended in Book 7507, page 271 and Instrument No. 20070604-0066335, said Register's Office; the Charter for Wynbrook Homeowners Association of record in Book 7299, page, 920, said Register's Office; Agreement between Harold W. Schindler and Martha E. Schindler and Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 6552, page 617, said Register's Office; the provisions of the Tennessee Horizontal Property Act of record at Tennessee Code Annotated 66-27-101 et seq.; and all other matters of record.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, her heirs, successors and assigns forever. The Grantor does covenant with Grantee that the Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that it is unencumbered except as shown of record. The Grantor does further covenant and bind itself and its successors and assigns to warrant and forever defend the title unto

said real property unto the Grantee, her heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed, this the 15th day of December, 2017.

Cook Family Properties, G.P.
By: Jakie Cook, General Partner

STATE OF TENNESSEE
COUNTY OF ~~DAVSON~~ DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Jakie Cook, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a general partner of Cook Family Properties, G.P., the within name bargainor, a general partnership, and that he, as such general partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner. WITNESS my hand, at office, this the 15th day of December, 2017.

NOTARY PUBLIC

MARTHA BROOKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

My commission expires: 7/17/21

STATE OF TENNESSEE
COUNTY OF ~~CHEATHAM~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $110,000.00.

Affiant

SWORN to and subscribed before me,

this the 15th day of December, 2017.

NOTARY PUBLIC

MARTHA BROOKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

My commission expires: 7/17/21